

ORIGINAL IN RED

**City of Stanley
Public Hearing/Council Meeting Minutes
February 10, 2011**

Mayor Mumford called the Public Hearing to order at 6:09 p.m. Thursday, February 10, 2011 in the Stanley Community Building.

IN ATTENDANCE FOR THE CITY:

Mayor Herb Mumford, Council President Steve Botti, Councilman Lem Sentz, Councilwoman Laurii Gadwa, Councilman Frank Juiliano, and City Clerk Erin Fisk. City officer Pete Isner arrived at approx. 7:40pm.

OTHER ATTENDEES:

Gary Gadwa, James Denhart, Huck Adams, Chris Hooper, Sari O'Malley, Neil Anderson, John and Sue Van Der Wal, Charlie Thompson, Sharon Nelson, Anna Means with the Challis Messenger, Jolie Turek, and Ellen Libertine.

PUBLIC HEARING: Conditional Use Permit renewal applications.

Mayor Mumford asked that speakers state their name for the record and that they would be limited to five (5) minutes to make their comments.

Councilman Juiliano wished to table the proceedings until more hotel and motel owners could participate in the hearing. Mayor Mumford explains that this process is specifically regarding the renewal of two existing permits. We are not discussing changing the ordinance, which is what would have to be done in order to impose new and/or different requirements on these permits. Tonight is to look at the specific permits to make sure there are no issues with the permits themselves and how the operation was run over the last year. Each permit is approved for a year. Mayor Mumford said that if there are other issues that deal more with the ordinance itself, those can be revisited at a different time.

Sari O'Malley – she thanks the Mayor and City Council for their continued public service. She wanted to approach her comments in three parts, starting first with the big picture and why vacation rentals are important to the community followed by how the rentals are working based on the current requirements and then finish up with personal comments. Preceding the ordinance the city sent out a survey to gauge the community interest in vacation rentals in residential zones. At that time, 80% of responses were in favor. The city then held a town hall style meeting to further discuss the possibility of the rentals followed by a public hearing & meeting where the ordinance was voted on. Sari then quotes from previous meeting minutes where the Mayor and Council spoke in support of rentals. Mayor Mumford had to remind Sari that her time was quickly running out. Sari goes on to explain how vacation rentals help to provide tourist accommodations and hotel overflow space. She also noted that the Van Der Wal's had previously been renters in the Smith house (one of the permits up for renewal) and now have built a home here in Stanley. Her rental business also creates at least one full-time job in the community. All the current requirements/regulations have been followed and no formal complaints have been lodged with the city. Any issues brought to her attention have been quickly remedied. She has also added speed restrictions and other minor requirements to the rental agreements. The Mayor had to cut Sari short, although she stated that she was not done talking. The Mayor said that if

possible she could be given more time after everyone else had had a chance to comment.

Huck Adams – this is his first season up here. He also is trying to start a business up here to plow driveways. He supports vacation rentals and feels that we should allow for as many options as possible for rentals. He thinks that renting a hotel room versus renting a cabin are very different and attract different clientele.

Charlie Thompson – he says that housing is very limited here and the demand is high. Economic stimulus of the community is important and everyone knows the city needs the income from the Option Tax. People come to Stanley and spend money in diverse ways including rentals, food, etc. He encourages the city to extend the applications for this type of housing in the community. As far as traffic goes, he feels that the homes would see the same amount of traffic even if they were owner occupied year-round. You would still have people in and out enjoying the property. He thinks it is in the city's interest to continue the applications.

John Van Der Wal – he did not have complaints against the owner or property manager, but instead read a letter he wrote outlining how he thought the ordinance itself could be revised to strike more of a proper balance between rental homes and owner occupied homes in the vicinity. He went on to say that he did not wish to see the permits discontinued, but did support their ability to rent. He was more or less commenting on the ordinance versus the conditional use permits themselves.

Neil Anderson – he is the current General Manager of the Mountain Village Resort. He says they get a lot of requests to rent their cabins, but they are used for employee housing. Having vacation homes allows them a good place to refer that type of business in town. Sometimes people are looking for more privacy than they find in a hotel room. He encourages the council to extend the two permits.

Ellen Libertine – she supports renewing the permits. She says that more travelers are opting for vacation rentals versus hotel/motel rooms. Someone renting a vacation home may stay a week or more while the hotel rooms are freed up more frequently to rent the same room again. She does not feel that there are enough vacation rentals in town to cause too much problem to the hotels. While at a grant summit for the Chamber, she saw the biggest problem with vacation rentals in other towns was that they were not collecting option tax per their local laws. She was not sure whether or not that was an issue here. It is not as Sari pays the proper option taxes for the rentals she manages. The Mayor said that is required in Stanley, but only short-term rentals are required to collect versus long-term rentals with lease agreements. Ellen also said that she understands the dust issue because she lives on a main city street in town. It can be an issue but this is Stanley and we have dirt roads so there isn't much that can be done.

Sharon Nelson – does not rent her home but lives near one of the rentals. It helps them because they rent the adjacent home when all their kids come to visit and don't have enough space in their own home. She also said that there is usually more than one family and more than one car at her home, which is owner occupied and not a rental. She is talking about the Smith home, which is up for renewal tonight and she supports renewing the application.

Mayor Mumford notes that most of the comments are about whether or not we should have short-term rentals. He said we were looking for comments on the specific properties with permits up for renewal. He appreciates everyone's comments, but tonight we are not discussing the ordinance. The current vacation rentals in town are required to renew their permits annually and that is what we should be focusing on.

Sari O'Malley - Sari is given some additional time to finish her comments. She pointed out that she has gone beyond the city requirements in her property lease agreements. She does not allow events to occur at the rentals as there will be less

potential for disturbance than if the house did happen to be owner occupied. She feels that less than 1% of the increase in traffic on Merritt comes from the vacation rentals. Most of the traffic issue is due to tourists who think they can access the park or just want to get closer to the mountains and then end up turning around at the base of Sari's property. She acknowledges that it is a problem and would be willing to work with other property owners on Merritt to find a resolution or mitigate the dust. She is trying to retain the residential nature of the neighborhood. She thinks that anyone purchasing property in Stanley is well aware that it is a resort community fueled by tourism. She thinks those homeowners buying property in the city limits should understand that tourism will occur and they should not be working to curtail it but should be working to encourage it. If someone wanted wide-open spaces and to not have to deal with tourism, they should have purchased property outside of the city limits. Her and her husband Gary live in the neighborhood in question and are the only two year-round residents, so she cares a great deal that their requirements are kept and maintained. She can see one of the rental homes from her own home and is very near the other. If anything happens she is there and is almost always available to help. Sari mentioned the Van Der Wal's having previously rented the Smith home and so they knew that that type of use was going on in the neighborhood. John noted that they rented the house for 30 days at a time and usually only had one car on the premises. Councilman Juiliano asked about the survey Sari mentioned at the beginning of the hearing and that 80% were in favor. Sari stated that the city mailed out 43 surveys, received approx. 20 back and 80% of those 20 were in favor of vacation rentals. Sari says this was actually a high return rate for a survey. Councilman Juiliano feels that the survey information is insignificant. He thinks there are some issues that will not go away. Mayor Mumford wants to bring the conversation back to the subject of the specific permit renewals. Sari reiterates that no formal complaints had been filed against the rentals. She hears what the Van Der Wal's are saying and thinks that their main issue is with traffic. She reminds the Council that the Van Der Wal's live on a city street, that the road does not turn private until past their driveway and that tourism is our main industry. Mayor Mumford said that there were some good issues raised tonight and that it is possible that at some point the Council could look at the ordinance and "tweak" it a little bit, but that's not what we're doing tonight. Mayor Mumford calls the public hearing to a close at 6:42pm.

CALL TO ORDER: Mayor Mumford called the City Council meeting to order at 6:42pm.

Mayor Mumford asked to take a moment to recognize the passing of Nancy Williams this past February 3. She was a very valuable asset to the community. She was behind the scenes working at the library, Mountain Mama's, and had also received the Bethene Church Award from the Sawtooth Society for all her volunteer efforts. The Mayor asked for a moment of silence in respect of Nancy. He said that her passing is a real loss for the community.

MAYOR COMMENTS/UPDATE:

The 2nd Annual Stanley Winterfest is this coming weekend February 12-13 as well as the Big Air Contest, which is an added feature this year along with the Outhouse Race. The Mayor jokes that we need to make sure we have tech inspections done on the outhouses prior to the race to make sure their toilet paper holders are fixed, etc. He said this is great to see the event come together with the help of many volunteers. The Snowmobiler's Ball is February 19 at the Rod n Gun Whitewater Saloon. Raffle tickets for a new snowmobile trailer are available at the Mountain Village. Mayor Mumford once again attended the City Official's Day at the Capital in

Boise. He said he almost wished he had not gone, that it was a bit depressing. The main issue being discussed in the legislature was the budget. The state is somewhere around \$50 million over budget. They did discuss some other issues and gave tours of the Capital Building remodel again for those who did not see last year. The Mayor had lunch with Rep. Joanne Wood and discussed the possibility of leasing the terrain below the Airport. That would have to be taken up with the Idaho Transportation Department Division of Aeronautics. He suggested using it for recreational purposes, possibly with trails, etc. He will follow up on this with ITD.

AGENDA AMENDMENTS: Councilwoman Gadwa wished to amend the agenda to include an executive session per IC 67-2345(F). The city had recently received some information regarding current litigation. The information was not received in time to include it on the agenda. Councilman Juiliano 2nd; all approved; none opposed; motion passes.

COUNCIL COMMENTS:

PRESENTATION:

Chris Hooper - he is the chairman of the Library District. On behalf of the board and users of the Library, he wanted to thank the Mayor and Council for the agreement that was recently executed. The paperwork is already in the hands of the BLM and he is confident that they are going to get this project done.

Colby Gull - he is here presenting on behalf of the upcoming School District supplemental levy. He is the current Superintendant. He is happy to see that the Stanley School is still able to be maintained and feels that it is a great opportunity for the kids. He mentioned how the Clayton school had to be shut down due to low enrollment. Most of the money in the levy goes to support student travel including FFA, student council, sports, etc. It also provides support for professional technical education as well as para-professional salaries and other general fund expenditures. The levy provides opportunity to students mostly at Challis Jr. and Sr. High School. He handed out a brochure detailing the levy. Another big question people have is how much the levy will cost them. The levy has been around for about 10 years. It failed once but when the community was presented with what would have to be done away with, the community backed the levy. The bad news is that the levy amount has gone up because of the decrease in net market value in Custer County in 2010. The hope is that the net value of the entire county will go back up so that taxes can go back down. The levy amount now is \$250,000 a year for two years. The goal is for the students to have exposure to other programs as well as being proficient in reading, writing, math and science. The district is making yearly progress in testing standards. They have received yearly highs, higher than the state average, in science, English, and math on ACT's. The levy election is March 8 in the Stanley Community Building.

Ellen Libertine - representing the Chamber of Commerce. She talked about Winterfest promotion and ads. There was some talk about one of the TV station websites, which makes it difficult to access Stanley info. The clerk mentioned how well just passing out posters and flyers all over has worked. We still need to get ads out for the Sled Dog Rendezvous. She had recently attended a grant summit along with Councilman Juiliano. It confirmed for her that there is a lot of free advertising out there available from the state of Idaho. It will take a while to get it down to a science, but they will be working on it. She said that Frank did a great job getting the word out about the Winterfest. They have done some ads for the Ski Festival, but the Snowmobiler's Ball does a lot of their own advertising. Ellen says that she

gets at least three requests a day for information off the Chamber website, but does not get too many phone requests.

COUNCIL ACTION ITEM LIST: No current updates were provided.

CONSENT AGENDA:

There was one minor correction to the January 13 minutes on page 1, 7th line up; the word "properties" was misspelled. Councilwoman Gadwa made a motion to approve the Consent Agenda with the above noted correction to the minutes. Councilman Juiliano 2nd; all approved; none opposed; motion passes.

BUILDING PERMITS:

STREETS AND ROADS: (Mayor Mumford)

There was mention of a large hole that has formed on Wall Street where you turn off of Highway 21. The Mayor asks if that could be filled in.

CEMETERY: (Councilwoman Laurii Gadwa)

The Research agreement between the BSU and the City has been fully executed and signed. The work can now begin as soon as the weather permits.

CITY PARK:

COMMUNITY BUILDING: (Mayor Mumford)

Custer County requests to waive the Community Building fee for the school levy election on March 8. Councilman Juiliano makes the motion to approve the request. Councilwoman Gadwa 2nd; all approved; none opposed; motion passes.

The Mountain Mama's also requested to have the Community Building fees waived for the Quilt Festival September 16-18, 2011. Councilman Juiliano makes a motion to approve the request. Councilman Botti 2nd; all approved; none opposed; motion passes. Councilman Juiliano asks Councilwoman Gadwa, as a member of the Mountain Mama's, if they could continue discussion regarding a promotional booth at the Art and Crafts Fair. Laurii said to mail information to their Stanley Po Box.

AD HOC COMMITTEES:

- **Groomer Committee:** (Mayor Mumford/Gary Gadwa) – we haven't had much new snow for a while and did not have too many snowmobilers in town for January. The groomer broke down recently, but Parks and Recreation has said that they would pick up the bill for that. The trails are in good shape still and hopefully we'll be busier in February.
- **CEDA Report:** (Mayor Mumford) – Jolie Turek is here to show CEDA's support for Stanley. See attached CEDA report. The promo video should be available soon and will be available everywhere. Councilman Juiliano thinks that we should focus on Japan for tourism opportunities. Apparently Italians are 2nd to Japan for international tourism. The Region 7 meeting was pretty productive. They received about \$12,000 through ITC funding to form the regional organization (currently there is no regional org. for Stanley, Challis, Hailey, Sun Valley, and Ketchum). They may wait until 2012 to apply for additional funding if they cannot get everything together by April. Sun Valley has been branching out to help promote other area cities. There was great Custer County representation at the meeting. Ellen also mentioned that Linda

Born will be the new Stanley grant manager and bookkeeper. She is out of Sun Valley. Jolie will be attending Gem State prospector training which would be good for anyone with businesses for sale or real estate agents. Ellen was only planning to send the information to the realtors in town, so if anyone else is interested they can contact her.

- Gary wanted to mention that SIHA has entered into a co-op agreement with Redfish Lake Lodge, Idaho Rocky Mountain Ranch and the Forest Service and potentially the Sawtooth Society to 100% take over the former Redfish Visitors Center which will now be called the Redfish Lake Education and Convention Center. They will be open Memorial to Labor Day seven days a week. They will be working to get the word out. Also, the Forum and Lecture Series is going into its fourth year and is getting bigger and better. Last year they brought in around 1000 people.
- Gem Committee: (Charlie Thompson) – Jolie Turek is pursuing grants and park related projects including the proposed integrated plan. We could use some grant help or pro-bono help to get that plan completed. Jolie said she will follow-up with Charlie on this.
- Chamber of Commerce: (Ellen Libertine) – This was dealt with earlier in the meeting.
- Code Review: (Council President Botti) – There is a newer draft of the proposed hillside ordinance in the packets but has the wrong date on it. This one incorporates a few additional changes, most pretty minor as well as some organizational changes and clarifications. The only substantive change that Steve proposes after reading it again is to delete section 9(L). He feels that this is already covered in section 9(I). This draft is still just a proposal. The next step, if everyone is in agreement over this draft, will be to send the draft to the attorney for review and to put the draft into the correct formatting with all the strikeouts, etc to meet Idaho Code standards. The draft is easier to read in its current form. The Council and Mayor wish to aim to hold a public hearing on the hillside ordinance in March. That may not be enough time for the attorney to review, but we will try for that. If not, it will be postponed and we will choose a later date.

UNFINISHED BUSINESS:

NEW BUSINESS:

Winterfest – request to suspend open container ordinance for duration of event February 12-13. The areas in question would be on Ace of Diamonds and up at the hockey rink. Council President Botti clarifies that we are not suspending the ordinance as it applies to open containers in vehicles while driving. Councilwoman Gadwa makes a motion to approve the waiver only for foot traffic on Ace of Diamonds and up at the hockey rink. Council President Botti 2nd; all approved; none opposed; motion passes.

LAW ENFORCEMENT: (Officer Pete Isner)

Pete had a few registration violations but most people are complying. He is trying to save the city some money on his cell phone bill by consolidating it. He says that the Forest Service wrote two violations in Smiley Creek and one other in the Fourth of July Creek area recently. Deputy Trevor Downton plans to be around this weekend.

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We should have good coverage for the Winterfest. There are on-call shifts available for EMT's but we should be in good shape there as well. There may be some safety issues with the Big Air Contest as far as the run-out area and barriers. This should be worked on but Pete got the idea that it was being left to do Sunday morning right before the event. Councilman Juiliano would like to see the "jump" knocked down after the event to avoid any unwanted liability issues that may come from someone else trying to go off it or accidentally riding a snowmobile off it in flat light. We are getting good support for the Sled Dog Rendezvous as well. Pete will be talking with the Forest Service to see what they can offer as well as possibly Fish and Game. Councilwoman Gadwa wanted to thank Brad Andres for building the snow castle and snow slide in town for the little kids to play on during Winterfest. Sari O'Malley thinks that the city could host an ice sculpting competition some year that would bring a lot of people to town. Jolie agrees. This may be good to look at as a future event.

NEW BUSINESS:

Ordinance #184 was not passed correctly during the last meeting so the Council needs to vote again to make sure procedure is done correctly. Councilwoman Gadwa makes a motion to pass Ordinance #184 Omnibus Revisions, to waive the three reading requirement per IC 50-902 and to read by title only. Council President Botti 2nd; all approved; none opposed. Someone needs to read the ordinance by its title. Council President Botti reads the ordinance title (reference actual ordinance for wording). A roll-call vote was not taken, so the motion will have to be made again also noting the original wording from the January meeting minutes when the Council first attempted to pass the ordinance. Councilwoman Gadwa makes the motion to pass Ordinance #184 with the notations as per the January 13, 2011 minutes and to waive the three required readings per IC 50-902 and to read by title only. Council President Botti 2nd. Roll Call Vote: Councilman Sentz – yes; Councilman Juiliano – yes; Council President Botti – yes; Councilwoman Gadwa – yes. Motion passes. Conditional Use Permits – Council President Botti is in favor of the vacation rentals. At the time they were passed, it was noted that they should be periodically reviewed and not approved indefinitely. It says in the code that the permit uses shall not be disturbing to existing or future neighboring uses. The ordinance itself also says that other provisions can be imposed on the permits. Some of the issues are more generic though such as the dust problem and traffic. He suggests instead of putting specific requirements on the permit themselves but perhaps the homeowners need to get together and think of a way to abate some of the issues for their neighbors. Then next year when the permits are up for renewal once again, he would like to see that these issues were mitigated. Mayor Mumford asks Sari about the 15 mph requirement on the rental agreements. Sari says that that provision has been in force for at least a year. John Van Der Wal asks if that is formalized in the ordinance itself. The answer is no. John thinks that the speed limit should be in the ordinance otherwise he really cannot complain because it is optional. He was not aware that Sari had added the speed limit to the rental agreements. John is ok with the 15 mph rule. He says that Sari can't always see what's going on so he calls her if there is a problem. Sari asks the Council to keep in mind that both these vacation rentals pay option tax. She says that Option Tax was originally created for small tourism based communities to be able to raise funds to help with issues brought on by the large amount of tourism, such as road issues. Since dust is an issue here, she asks if the city can use some option tax to abate the dust issue on Merritt. The Mayor says that this year we did budget for dust abatement, but we still cannot afford to do every city street and alley and typically focus on the most heavily used roads. Councilwoman Gadwa says that even if we could do it on Merritt that it would only

extend to where the road turns private. The city will not pay to put dust abatement on a private section of road. She suggests that all the homeowners on Merritt get together and resolve the dust issue by doing their own dust abatement at the same time the city does the city streets. That would save money on delivery. She appreciates that we are a tourist based-community but she also appreciates that there is some expectation of a little privacy and not being impacted too much by the tourists. She thinks the mitigation should come from the property owners in that entire area of Merritt Lane. Something does need to be done about the problem. She is in favor of passing the permits. Sari feels that the number of cars and traffic generated by these two rentals should be kept in perspective; she does not believe that it is that much. Councilman Juiliano says that how Sari handles the rentals is not the problem but that the impacts to the neighbors are the issue. He thinks we need to revisit the ordinance to try to protect the non-renters while still preserving Sari's business. Councilwoman Gadwa says that could be done later on but today we are dealing with whether or not to renew the specific permits based on the current provisions of the ordinance. Mayor Mumford says that they will need to be ready if they want to take advantage of piggy-backing with the city on dust abatement. The city works with ITD and does it the same time they do the Airport to save ourselves some money. Ellen notes that the majority of the traffic on the road is construction traffic and tourists driving up and down. The city is working on that issue with some additional signage to hang up to try and discourage people from driving down there and turning around. Councilwoman Gadwa feels that it is a Merritt Lane community issue that they need to work together on. Pete Isner said that he lived on that end of town for years and there was the same issue with the trailer park but no one seemed to be concerned about that. He is not sure whether or not a new sign will help the tourist issue, perhaps a gate would do better but that falls on the private part of the road and the owners to decide. He agrees that the construction vehicles and the cattle trucks are a big part of the problem. They travel on city streets to access a private road and create a lot of dust and tear up the roads. Council President Botti says that this is a multi-faceted problem. He is in favor of approving the permits; he wants to make sure the approval does not send the message that the Council is not concerned about the complaints, because they are concerned. The other comments regarding changing the number of days they are allowed to rent would require changing the ordinance; other items could possibly be dealt with independently. Mayor Mumford agrees that these are good points to consider in the long term but tonight we need to focus on the individual permits. Are any of these issues big enough to deny the permits? Councilwoman Gadwa makes a motion to approve the Smith permit. Council President Botti 2nd; all approved; none opposed; motion passes. Councilwoman Gadwa makes a motion to approve the Bradshaw permit. Council President Botti 2nd; Councilman Juiliano asks what the main issues are with the Bradshaw permit. The Van Der Wal's say that home is generally busier, with more cars and dust. All approved; Councilman Juiliano abstained; motion passes. Councilman Juiliano asks if it is appropriate to make a motion to review the ordinance at the end of this rental year. Councilwoman Gadwa says that it does not really need to be a motion, but that we could just add it to the Action Item List or to the Code Review Table. Jolie Turek will help look for any grant opportunities that might help out in town with dust abatement, but she cautions the Council when revisiting the ordinance not to place too stringent rules on tourists and paying renters. If they have a good time here, they may come back with more and more people for years to come. Jolie also knows that we need to protect our property owners. Sari says that she cares about the community and is trying to keep the peace and make sure people are complying with the regulations.

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CITY CLERK REPORT: (City Clerk/Treasurer Erin Fisk)

OPTION TAX REPORT: (City Clerk/Treasurer Erin Fisk)

The Mayor and Council were provided with the Option Tax Comparison Sheet illustrating the funds received to date compared to last fiscal year.

TREASURER REPORT:

State Investment Pool, Check Register, and Accounts Receivable reports were provided to the Council and Mayor as well as the current budget financial statements.

EXECUTIVE SESSION: Councilwoman Gadwa makes a motion to move into executive session at approx. 8:30pm per IC 67-2345(F) to discuss current or impending litigation. Councilman Juiliano 2nd; Roll Call Vote: Councilman Sentz – yes; Councilman Juiliano – yes; Council President Botti – yes; Councilwoman Gadwa – yes.

The Council takes a short break to allow the crowd to disperse before beginning executive session discussions.

The litigious issue at hand is discussed.

Councilwoman Gadwa makes a motion to come out of executive session at approx. 8:47pm. Councilman Juiliano 2nd; all approved; none opposed; motion passes.

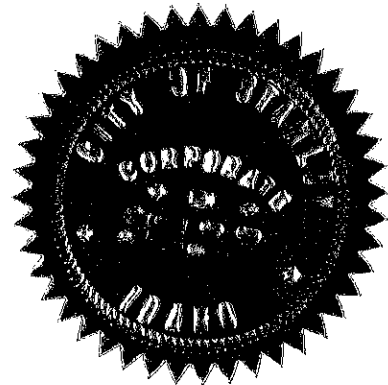
CITY ATTORNEY: (Paul Fitzer, Stephanie Bonney, Carl Withroe)

ADJOURNMENT:

There being no further business, Mayor Mumford adjourned the City Council meeting at approximately 8:47pm.


Herb Mumford, Mayor

ATTEST: 
Erin Fisk, City Clerk



ATTACHMENT FOR 2/10/11 COUNCIL
MTG. MINUTES

One of two pages.

2/10/11

Van Der Wal City Council Address re Short-Term Rental Ordinance.

I live on 347 Merritt Lane, and the two conditional use permits up for renewal pertain to that road. This is not a complaint against the owner or manager of the properties. I believe that they act within the law.

But I think that the existing ordinance does not strike a proper balance between owners who rent and those who don't, and therefore I would like to make **four suggestions**.

One of the permits up for renewal pertains to the Bradshaw property, which rents to as many as 12 people at a time; the other pertains to the Smith home, which rents to as many as 8. This can create conditions similar to a small inn. What most affects me is the resulting traffic – it all passes by my home, creating noise and loads of dust.

It is reasonable to argue that a commercial activity in a residential zone is okay if the impact is the same as an owner-occupied home. I believe the council shares that view, and that it already does not grant conditional use permits to owners who occupy the home full time. But you would get the same effect if homes are rented to multiple families at the same time. Therefore, I suggest **that a home may not be rented to more than one family at a time and involving one car**.

Further, assuming the council agrees that a rented home should not create an effect substantially different from an owner-occupied home, I suggest **that a home may not be rented for less than 5 consecutive days**. There's ancillary activity with a rental operation, such as cleaning personnel, so a longer rental period comes closer to resembling the home's occupation by an owner. Also, owners create less traffic than renters, because visitors try to see as much as possible in a very short period of time.

The current short-term rental ordinance permits that a home may be rented for 180 days a year. That may sound reasonable in Arizona, but here we have a very short season, and 180 days may as well read "unlimited." I think that a short-term rental operation in a residential zone should be a supplementary operation of the owner, giving him the ability to earn some extra money. But it would too much resemble a commercial operation if he rented the home more than he occupied it himself. In view of Stanley's short season, I suggest **that the rental period be no more than 60 days/year**.

Two of two pages.

To further reduce the dust and noise problem, I suggest **that rental agreements include a provision by which renters agree not to drive faster than 10 mph over unpaved road within City limits.**